



Minutes of the Midland Bay Landing Steering Committee Meeting held Thursday, August 17, 2017, at 1:30 pm in the Bill Thompson Room of the North Simcoe Sports and Recreation Centre.

Present: Chair G. McKay, Mayor
Councillor J. Main
Councillor G. MacDonald
B. Penny, Community Representative
B. Kernohan, Community Representative
J. Skorobohacz, Chief Administrative Officer
A. Campbell, Director of Engineering/Water Wastewater Services
W. Crown, Director of Planning and Building Services
A. Sidhu, Director of Corporate Services
S. Turnbull, Director of Finances
S. Berriault, Director of Operations
M. Twitchin, Recording Secretary

Regrets: T. Symons, Community Representative
S. Cooper, Marketing and Communications Communicator

1. **Open Meeting**

Chair McKay called the meeting to order at 1:30 pm.

2. **Declaration of Pecuniary Interest**

Chair McKay asked if any members had any declarations of pecuniary interest and none were declared.

3. **Review of Minutes**

The Committee reviewed the Minutes of the Midland Bay Landing Steering Committee Meeting held June 16, 2017.

Following this, it was

Moved by G. MacDonald

Seconded by J. Main

That the minutes of the Midland Bay Landing Steering Committee meeting held on Friday, June 16, 2017, be accepted as presented.

CARRIED.

4. Presentation

Mr. J. Skorobohacz, Chief Administrative Officer welcomed and introduced Mr. Don May, RPP, Ontario Land Economist, as well as John Macintyre, Acting CEO with Cresa Toronto (former BUILDING / INVEST Toronto) to the committee, noting the purpose and objective of the session will be to develop a strategy for moving forward with the Midland Bay Landing development; to review governance options for providing Municipal oversight of the development and to determine if there are any gaps that are required in order to meet the Town's objectives in developing the property.

Highlights of presentation are as follows:

Background and Current status of the Midland Bay Landing Property

- Challenges and Opportunities**

- Updates on Site Issues, Studies and Phasing**

- Potential Phasing Option**

Go-Forward Options for Midland

- "Art of the Deal" – ensure clarity, alignment, transparency and ensure a competitive environment**

- Professional Management of Development Process**

- Short Term Process to Align with a Longer Term Vision**

- Options to structure and support the process either within the Town or a combined internal/external structure**

- Master Development Approach vs parceling**

- Multiple Developer Scenario: take out parcels; ie: townhouses, residential**

- Governance – Control versus Direction**

- Possible Municipal Services Corporation (MSC)**

- Continuum of Delivery Models**

 - Existing Real Estate Structure and Development Capabilities**

 - New Dedicated Strategic Real Estate Program**

 - MDC – Land Preparation Only (MDC Lite)**

 - MDC – End to End Development (MDC Heavy)**

- Transaction Options**

 - Outright Sale of property in shortest possible time**

 - Request for Expressions of Interest**

 - Formal Request for Proposals**

 - Public/Private Partnership**

- Interim Options**

 - Experienced Professional Project Manager reporting directly to CAO – receiving direction from Council**

 - Team to be formed with Internal and External Support – Real Estate, Planning, Development, Risk Management etc.**

Following the presentation by Don May and John Macintyre, the committee members engaged in roundtable discussion reaching consensus on the following go forward items:

1. The Committee supports the development of the “MSC-Lite” option Municipal Services Corporation, and requests staff consider that option as the Business Plan for the MSC is being developed for future consideration (timeframe 2-3 months)
2. That Administration identify the opportunity as it pertains to an existing lease and communicate that option for Council’s consideration in the near future (timeframe 1-2 months)
3. Subject to the outcome of Council’s direction arising from #2 – Administration undertake a review of the Planning considerations for the purpose of ensuring the Midland Bay Landing site is appropriately connected to the Downtown and that the planning review be incorporated into the 2018 budget process for Council’s consideration (6-12 months)
4. Completion of the outstanding studies and secure the FCM Green Fund grant opportunity for the purpose of bringing investment certainty to the Midland Bay Landing project (timeframe 3-6 months)
5. Subject to ensuring that any environmental risks are appropriately addressed Administration put forward an interim strategy for the Midland Bay Landing site for the purpose of bringing the public to the waterfront and developing both the awareness of the Midland Bay Landing project and allowing greater access to the waterfront. That the proposed plan be incorporated into the 2018 budget process for Council’s consideration (timeframe 6-12 months)
6. That subject to the acceptance of the Business Plan for the MSC – Lite option the appropriate resourcing be identified to ensure the future success of the MSC and the funding proposal be included in the 2018 Budget deliberations (timeframe 4-6 months)
7. That Administration develop a communications work-plan for the Midland Bay Landing Steering Committee to consider each of these initiatives are rolled out. (timeframe 3-4 months.)

5. Closed Session

a) Motion to move into Closed Session

Moved by G. MacDonald

Seconded by B. Penny

That the Midland Bay Landing Steering Committee adjourn to a closed session; and further that this portion of the meeting be closed to the public pursuant to Section 239 of the Municipal Act, 2001, subsection (2), as indicated;

**Subsection 2 (c)
Proposed or pending acquisition or disposition of land by the
municipality or local board**

CARRIED

b) Motion to adjourn to Open Session

Moved by J. Main

Seconded by G. MacDonald

**THAT the Midland Bay Landing Steering Committee in closed
session now rise and report to Open Session.**

CARRIED

6. Open Session

a) Motions related to Closed Session

Moved by G. MacDonald

Seconded by J. Main

**THAT direction to go to General Committee ‘in-camera’ to
address the lease with Central Marine to give the town the
flexibility to modify the lease arrangement in light of our
interest with Midland Bay Landing.**

CARRIED

7. Other

No new items.

8. Adjournment and Next Meeting

The next scheduled Midland Bay Landing Steering Committee meeting will be at
the Call of the Chair.

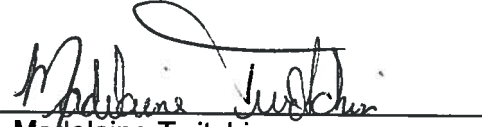
Moved by J. Main

Seconded by B. Kernohan

**That the Thursday, August 17, 2017, Midland Bay Landing Steering
Committee meeting be adjourned at 4:45 p.m.**

CARRIED.


Gord McKay, Mayor
CHAIR


Madelaine Twitchin
Recording Secretary